



PLANNING ACT APPLICATION

PRE-CONSULTATION GUIDE

NOTICE:

As of July 28, 2009, IT IS COMPULSORY, for Applicants to consult with the Town before submitting a development application for the following types of applications.

- √ Site Plan Control
- √ Official Plan Amendment
- √ Plan of Subdivision / Condominium
- √ Zoning By-law Amendment

PRE-CONSULTATION PROCEDURE:

Applicants are required to meet with Town Staff prior to the submission of the above noted *Planning Act* applications. Pre-consultation meetings are hosted by the Planning Division, and may include representatives from various other Town departments and external agencies involved in the evaluation of planning applications. The pre-consultation meeting allows the applicant and/or their representative(s) to present and discuss the development proposal with relevant staff, and also provides staff with the opportunity to clarify the application process, provide preliminary comments about a development proposal, identify key issues and the approvals that will be required, and confirm the supporting information/materials (e.g. drawings, reports and studies, etc.) that must be submitted with the planning application(s), in accordance with the Policies of the Georgina Official Plan / Secondary Plans; and Pre-Consultation By-law 2009-0072 (PL-2) in order to be considered a COMPLETE APPLICATION under the Planning Act.

FEE:

Application Fee: \$763.00

Note: A fee of \$381.50 will be deducted from the required application fee if a formal Planning application is submitted within 1 year of the Pre-Consultation Meeting Form/Complete Application Checklist being signed by the Town Planner.

SUBMISSION REQUIREMENTS:

Prior to meeting with Town staff, the applicant must submit a completed "Pre-Consultation Request" form, and provide one (1) copy of an 11" x 17" size drawing in hard copy (or ten (10) copies if larger than 11"x17"), and where possible one (1) electronic copy in PDF format, which illustrates the following:

(All measurements to be in metric; drawn to scale; use of colour, hatching or labels can help illustrate the property as existing and proposed)

- Location of property and immediate surroundings, (incl. property dimensions)
- Use of adjoining lands
- Location of existing and proposed buildings, structures and features, including:
 - pedestrian and vehicular access (incl. adjacent accesses and intersections)
 - parking and circulation
 - location/width/names of all road allowances, rights-of-way, streets or highways
 - restrictive covenants or easements affecting the subject land

- landscaped / treed areas; watercourses; drainage ditches, slopes and natural features (and location of any of these features on adjacent lands which may affect the applications)
- services and utilities (including location of connections at property line); or well and septic system if applicable
- Other relevant information, as appropriate to assist staff in understanding the proposal.
- Should additional information/material be provided under separate attachment, please provide ten (10) copies, and where possible an electronic PDF file of same.

TIMING & REQUIRED INFORMATION:

Complete and return the pre-consultation request and the supporting submission material to the Planning Division at the address noted below. Upon receipt of a completed Pre-Consultation Meeting Request form and all required /supplementary information, Town staff will schedule a pre-consultation meeting between the applicant/agent and relevant Town/agency staff. Town staff will ensure that the appropriate agencies and/or staff are invited to the pre-consultation meeting. Your submission will allow staff/agencies the opportunity to prepare for and gather any information necessary to properly consider the proposal in the context of local, regional, provincial and agency policies, guidelines and professional opinions, and make appropriate recommendations at the pre-consultation meeting.

Under most circumstances, staff will provide the applicant or their agent with a completed “Pre-Consultation Meeting Form” at the conclusion of the pre-consultation meeting. However, circumstances may necessitate completion of the form following the meeting, in which instance, the Town will forward to the applicant/agent once completed. The written comments will indicate the submission requirements which are necessary to process the planning application(s). The supporting information and materials will be required to be submitted with the planning applications(s) in order to be considered a COMPLETE APPLICATION under the Planning Act.

CONTACT INFORMATION:

To discuss the proposal prior to a formal pre-consultation meeting please contact the appropriate department:

- (i) Site Plan Control applications
 - Development Services, Engineering Division, Ext. 2329
- (ii) Zoning By-law Amendment, Official Plan Amendment, Subdivision/Condominium applications
 - Development Services, Planning Division, Ext. 2250

PRE-CONSULTATION EXEMPTION:

The following applications DO NOT require formal Pre-Consultation meetings with Town staff; however you are encouraged to contact staff with any questions before you apply.

- Application for Consent to Sever Property (Contact the Planning Division at ext. 2250)
- Application for Minor Variance (Contact the Planning Division at ext. 2250)
- Application for Exemption from Part Lot Control and Deeming By-law (Contact Planning Division at ext. 2250)

FOR MORE INFORMATION:

For more information regarding the pre-consultation process, and to submit completed Pre-Consultation Request forms please contact the Planning Division, at Extension 2250.

THE CORPORATION OF THE TOWN OF GEORGINA
 26557 Civic Centre Road, Keswick, Ontario, L4P 3G1
 Tel: 905-473-4301 **Planning Division: Ext: 2250; Direct Fax: 905-476-8100**



PLANNING ACT APPLICATION

PRE-CONSULTATION REQUEST

The personal information collected on this form is collected under the authority of the Planning Act, RSO 1990, c.P.13 and will be used only to process this form. Questions about the collection of personal information should be directed to the Town of Georgina Clerk's Department.

Communication should be sent to: Applicant Owner Agent
 (please check appropriate box)

1. APPLICANT INFORMATION:

Surname		First Name	
Name:			
Street Number		Street Name	
Unit Number			
Address:			
Municipality:		Province:	Postal Code:
Phone:	Fax:	Email:	

2. OWNER INFORMATION (if different from applicant):

Surname		First Name	
Registered Land Owner:			
Street Number		Street Name	
Unit Number			
Address:			
Municipality:		Province:	Postal Code:
Phone:	Fax:	Email:	

3. AGENT INFORMATION:

Firm Name:		
Surname		First Name
Contact Name:		Position
Street Number		Street Name
Unit Number		
Address:		
Municipality:		Province:
		Postal Code:
Phone:	Fax:	Email:

4. DESCRIPTION OF SUBJECT LAND (complete the applicable lines):

Street Number	Street Name	Unit Number
Site Address:		
Registered Plan Number:	Lot/Block Numbers:	
Assessment Roll Number: (if known)	Conc. & Lot Number:	
Reference Plan Number:	Part Numbers:	

5. PROPERTY INFORMATION:

(i) **Describe the Current Land Uses on the Property:**

(ii) **Current Zoning:** _____

Does the proposed use comply with the existing zoning / provisions? Yes No

If “No”, explain amendment(s) needed: _____

(iii) **Current Official Plan/Secondary Plan Designation:**

Does the proposed use conform to the existing land use designation / policies? Yes No

If “No”, explain amendment(s) needed: _____

(iv) **Lot Area:** _____ (sq m or ha) **Lot Frontage:** _____ (m)

(v) Are there any encumbrances on the property? Yes No

(e.g. easements, encroachments, etc.)

If "Yes", please list encumbrances: _____

(vi) Describe the current buildings or structures on the property, and the natural features and vegetation on the property and adjoining the property: (Should further space be required for responses, or to provide additional information to assist staff in considering the proposal, please provide by attachment.)

(vi) Provide a detailed description of the proposed development: (Should further space be required for responses, or to provide additional information to assist staff in considering the proposal, please provide by attachment.)

6. OWNER'S AUTHORIZATION:

I/We, _____ being the **registered owner(s)** of the subject lands, hereby authorize (*print name of agent*), _____
_____ to submit the above pre-consultation request form to the Town of Georgina and to appear on my/our behalf at any meetings with respect to this matter and to provide any information required by the Town relevant to this application.

Date: _____

OWNER(S) SIGNATURE

Please print and sign name(s) _____ / _____
Signature Print

Signature Print

Note: Original signature(s) are required for the record. In the case of a corporation, the signature(s) must be that of an officer(s) with authority to bind the corporation.

7. CONSENT FOR RELEASE OF INFORMATION:

In accordance with the provisions of the Planning Act, RSO 1990, c.P13, as amended, I understand that all information and material that is submitted with any application shall be made available to the public. In submitting this application and any supporting materials or information, I hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, RSO 1990, c.M56, as amended, that all information, documents, drawings and plans provided with this application by myself, my agents, consultants and solicitors, will be part of the public record and will also be made available to the general public.

Date: _____

OWNER(S) SIGNATURE

Please print and sign name(s) _____ / _____
Signature Print

Signature Print

Note: Original signature(s) are required for the record. In the case of a corporation, the signature(s) must be that of an officer(s) with authority to bind the corporation.

8. PERMISSION TO ENTER:

The applicant acknowledges that a site walk may be required in order to view the property and its relation to the surrounding lands, and in this regard authorizes members of Council (or a representative thereof), Town staff, Peer Review Consultants retained by the Town, and relevant External Agency Review Staff to enter onto the subject property for the purpose of evaluating the merits of the application.

Date: _____

OWNER(S) / AGENT(S) SIGNATURE

Please print and sign name(s) _____ / _____
 Signature _____ Print _____
 _____ / _____
 Signature _____ Print _____

Note: Original signature(s) are required for the record. In the case of a corporation, the signature(s) must be that of an officer(s) with authority to bind the corporation.

9. SUBMISSION CHECKLIST

- 1) The “Pre-Consultation Guide” has been read by the applicant/owner/agent Yes ___ No ___
- 2) One (1) print copy of an 11” x 17” size drawing **drawn to scale** illustrating **all** items as noted on the Pre-Consultation Guide have been submitted. Yes ___ No ___

**Note: If submitting drawings larger than 11”x17”, please submit ten (10) copies* Yes ___ No ___

And Where Possible One (1) electronic copy in PDF format has been submitted. Yes ___ No ___

- 3) One (1) print copy of additional information/material have been submitted (*if applicable*) Yes ___ No ___

And Where Possible One (1) electronic copy in PDF format has been submitted Yes ___ No ___

Completed by:

_____ Date _____
 Applicant/Agent/Owner

THIS SECTION IS FOR OFFICE USE ONLY

10. CONTEMPLATED APPLICATION TYPE

<input type="checkbox"/> Official Plan Amendment <input type="checkbox"/> Plan of Subdivision / Condominium <input type="checkbox"/> Zoning By-law Amendment <input type="checkbox"/> Site Plan Control	Date Received _____ Staff Contact _____ Phone/Ext. No. _____ Pre-Cons. File No. _____
--	--